

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

Rassbach Realty LLC

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REAL ESTATE CONDITION REPORT — FARM

DISCLAIMER

Boysenville
A. THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT N11446 County Road O,
Downing, WI 54225 (STREET ADDRESS) IN THE Dunn (CITY) (VILLAGE) (TOWN)
OF Tiffany COUNTY OF Dunn STATE OF
WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH
SECTION 709.02 OF THE WISCONSIN STATUTES AS OF November (MONTH) 22 (DAY), 2013
(YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PRINCIPAL
IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE
PRINCIPALS MAY WISH TO OBTAIN.

OWNER'S INFORMATION

B.1. In this form, "am aware" means to have notice or knowledge. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises. *"Property", as used in this report, includes: 1) the land; 2) dwellings; 3) barns and outbuildings and 4) any other real or personal property included in the transaction. The Property Condition Statements below apply to all property, not just dwellings.*

B.2. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes any agent representing any principal in this transaction to provide a copy of this statement, and to disclose any information in the statement, to any person in connection with any actual or anticipated sale of the property.

B.3. The owner represents that to the best of his or her knowledge the responses to the following statements have been accurately noted as "yes", "no" or "not applicable" to the property being sold. If the owner responds to any statement with "yes", the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the statement is "yes".

B.4. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium and any limited common elements that may be used only by the owner of the condominium unit being transferred.

PROPERTY CONDITION STATEMENTS* (See B.1 above defining "Property")

	Yes	No	N/A	See Expert's Report
C.1. I am aware of defects in the roof.		<input checked="" type="checkbox"/>		
C.2. I am aware of defects in the electrical system.		<input checked="" type="checkbox"/>		
C.3. I am aware of defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included in the sale.		<input checked="" type="checkbox"/>		
C.4. I am aware of defects in the heating and air conditioning system (including the air filters and humidifiers).		<input checked="" type="checkbox"/>		
C.5. I am aware of defects in the well, including unsafe well water due to contaminants such as coliform, nitrates and atrazine, and out-of-service wells and cisterns not closed/abandoned according to applicable regulations.	<input checked="" type="checkbox"/>			
C.6. I am aware that this property is served by a joint well.		<input checked="" type="checkbox"/>		
C.7. I am aware of defects in the septic system or other sanitary disposal system, including an out-of-service system not closed/abandoned according to applicable regulations.		<input checked="" type="checkbox"/>		
C.8. I am aware of underground or aboveground fuel storage tanks on or previously located on the property. (If "yes", the owner, by law, may have to register the tanks with the department of safety and professional services at P.O. Box 7970, Madison, Wisconsin, 53707, whether the tanks are in use or not. Regulations of the department of safety and professional services may require the closure or removal of unused tanks).		<input checked="" type="checkbox"/>		
C.9. I am aware of an "LP" tank on the property. (If "yes", specify in the additional information space whether the owner of the property either owns or leases the tank).	<input checked="" type="checkbox"/>			
C.10. I am aware of defects in the basement or foundation (including cracks, seepage and bulges) or of flooding, extreme dampness or wet walls; unsafe concentrations of mold or defects in drain tiling or sump pumps.		<input checked="" type="checkbox"/>		
C.11. I am aware that the property is located in a floodplain, wetland or shoreland zoning area.		<input checked="" type="checkbox"/>		

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	Yes	No	N/A	See Expert's Report
C.12. I am aware of defects in the structure of the property.		<input checked="" type="checkbox"/>		
C.13. I am aware of defects in mechanical equipment included in the sale either as fixtures or personal property.		<input checked="" type="checkbox"/>		
C.14. I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway) or noncompliance with fence laws (See Wis. Stat. ch. 90).		<input checked="" type="checkbox"/>		
C.15. I am aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in paint, lead or arsenic in soil, lead in water supplies or plumbing system or other potentially hazardous or toxic substances on the premises. <i>Note: specific federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.</i>		<input checked="" type="checkbox"/>		
C.16. I am aware of the presence of asbestos or asbestos-containing materials on the premises.		<input checked="" type="checkbox"/>		
C.17. I am aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances on neighboring properties.		<input checked="" type="checkbox"/>		
C.17.a I am aware of dumpsites on the property where pesticides, herbicides, fertilizer or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer's or government guidelines or other laws regulating said disposal.		<input checked="" type="checkbox"/>		
C.18. I am aware of current or previous termite, powder-post beetle or carpenter ant infestations or defects caused by animal or other insect infestations.		<input checked="" type="checkbox"/>		
C.19. I am aware of defects in a wood burning stove or fireplace or of defects caused by a fire in a stove or fireplace or elsewhere on the property or a violation of applicable state or local smoke detector laws; <i>NOTE: State law requires operating smoke detectors on all levels of all residential properties, and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. §§ 101.149 & 101.647).</i>		<input checked="" type="checkbox"/>		
C.20. I am aware either that remodeling affecting the property's structure or mechanical systems was done or that additions to this property were made during my period of ownership without the required permits.		<input checked="" type="checkbox"/>		
C.21. I am aware of federal, state or local regulations requiring repairs, alterations or corrections of an existing condition.		<input checked="" type="checkbox"/>		
C.22. I have received notice of property tax increases, other than normal annual increases, or am aware of a pending property reassessment.		<input checked="" type="checkbox"/>		
C.23. I am aware that remodeling that may increase the property's assessed value was done.		<input checked="" type="checkbox"/>		
C.24. I am aware of proposed or pending special assessments.		<input checked="" type="checkbox"/>		
C.24.m I am aware that the property is located within a special purpose district, such as a drainage district, lake district or sanitary district, that has the authority to impose assessments against the real property located within the district.		<input checked="" type="checkbox"/>		
C.25. I am aware of the proposed construction of a public project that may affect the use of the property.		<input checked="" type="checkbox"/>		
C.26. I am aware of subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, conservation easements, restrictive covenants, rights-of-way, easements or another use of a part of the property by nonowners, other than recorded utility easements.		<input checked="" type="checkbox"/>		
C.26.m I am aware that the property is subject to a mitigation plan required under administrative rules of the department of natural resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county.		<input checked="" type="checkbox"/>		
C.27. I am aware of other defects affecting the property including, without limitation, lack of legal access; any land division involving the property for which required state or local permits had not been obtained; livestock siting violations (Wis. Admin. Code ch. ATCP 51); existing or abandoned manure storage facilities; production of methamphetamine (meth) or other hazardous chemicals on the property; significant odor, noise, water diversion or other irritants emanating from neighboring property; or high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property.		<input checked="" type="checkbox"/>		
C.27.a I am aware that all, or part, of the property is subject to, enrolled in or in violation of a Farmland Preservation Agreement (see D.1.d) or a Forest Crop, Managed Forest (see D.1.f), Conservation Reserve or comparable program.	<input checked="" type="checkbox"/>			

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C.27.b I am aware of substantial crop damage from disease, insects, soil contamination, wildlife or other causes, diseased trees, or substantial injuries or disease in livestock on the property or neighboring properties.

Yes No N/A See Expert's Report

C.27.c I am aware of the presence of unsafe levels of mold, or roof, basement, window or plumbing leaks, or overflow from sinks, bathtubs or sewers, or other water or moisture intrusions or conditions that might initiate the growth of unsafe levels of mold.

Yes No N/A See Expert's Report

ADDITIONAL INFORMATION

D.1. I am aware that a structure on the property is designated as a historic building or that part of the property is in a historic district.

Yes No N/A See Expert's Report

D.1.a All or part of the land has been assessed as agricultural land under Wis. Stat. § 70.32 (2r).

Yes No N/A See Expert's Report

D.1.b The owner has been assessed a use-value conversion charge under Wis. Stat. § 74.485(2).

Yes No N/A See Expert's Report

D.1.c The payment of a use-value conversion charge has been deferred under Wis. Stat. § 74.485(4).

Yes No N/A See Expert's Report

Notice: The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charges, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit <http://www.revenue.wi.gov/faqs/slf/Useassmnt.html>.

D.1.d I am aware that the property is subject to a farmland preservation agreement.

Notice: The early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Call 608-224-4500 or visit http://www.dalcp.wi.gov/Environment/Working_Lands_Initiative for more information.

D.1.e I am aware of a pier attached to the property that is not in compliance with state or local pier regulations. See <http://dnr.wi.gov/> for information.

Yes No N/A See Expert's Report

D.1.f I am aware that all or part of the property is enrolled in the managed forest land program.

Yes No N/A See Expert's Report

Managed Forest Land. The managed forest land program is a landowner incentive program that encourages sustainable forestry on private woodlands by exempting the landowner from the payment of property taxes in exchange for the payment of a lower acreage share payment and compliance with certain conservation practices. Orders designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the managed forest land program changes, the new owner must sign and file a report of the change of ownership on a form provided by the Wisconsin Department of Natural Resources (DNR) and pay a fee. By filing this form, the new owner agrees to comply with the management plan for the land and the managed forest land program rules. The DNR Division of Forestry monitors forest management plan compliance. Changes that a landowner makes to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize benefits under the program or cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information, call your local DNR forester or visit <http://dnr.wi.gov/forestry>.

D.2. The owner has lived on the property for 0 years.

D.3. Explanation of "yes" responses. (See B.3.) Dis-Managed Forest contract expires Dec 31 2015. C-9 - cannot contact the LP that is owned or leased. No records available. D-1a - 13.8 acres of tillable land. C-5 - New well pump but new well must be drilled.

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by meeting phone at 608-240-5830. certify

OWNER'S CERTIFICATION

E. The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner Michael Schepel Date 12/23/2013 Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

F. A person other than the owner certifies that he or she has supplied information on which the owner relied for this report and that information is true and correct to the best of that person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____ Person _____ Items _____ Date _____
Person _____ Items _____ Date _____ Person _____ Items _____ Date _____

NOTICE REGARDING ADVICE OR INSPECTIONS

G. THE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTIONS, DEFECTS OR WARRANTIES.

BUYER'S ACKNOWLEDGMENT

H.1. The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations and floodplain status.

H.2. I acknowledge receipt of a copy of this statement.

Prospective Buyer _____ Date _____ Prospective Buyer _____ Date _____

Prospective Buyer _____ Date _____ Prospective Buyer _____ Date _____

NOTE: All information appearing in italics in this REAL ESTATE CONDITION REPORT is purely of a supplemental nature and is not part of the REAL ESTATE CONDITION REPORT

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Drafted by: Attorney Debra Peterson Conrad

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